

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 9, 2007**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Robert Medaugh
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen, Planner
Kristi Earwood, Attorney
Sheila Myers, Planning Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 9, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Sanders and Mosely were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made the following announcements:

1. Reminder of Public Hearing for the "Update to the Williamson County Comprehensive Land Use Plan" scheduled for August 16, 2007 at 7:00 p.m. Also, everyone should have received an updated copy of the plan with minor revisions by the Steering Committee along with a memo explaining the changes.
2. Withdrawal of Items 37, 39, 43, 47 and 48.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 12, 2007 meeting.

Commission Medaugh noted a correction needed to be made to the Item 30, the Preliminary Plat Review for Cartwright Close, stating who seconded the motion.

A motion was made by Commissioner Walton to approve with correction and seconded by Commissioner Murdic.

CONSENT AGENDA:

BONDS:

1. **2nd Addition at Legends Ridge** – Performance Bond for Sewer (Lynnwood) - \$41,000.
Recommendation: Convert to maintenance in the amount of \$10,000 for a period of one (1) year.
2. **Abington Ridge, Section 2** – Performance Bond for Landscaping - \$8,250.
Recommendation: Extend the current amount for a period of six (6) months.
3. **Belle Chase, Section 1** – Performance Bond for Landscaping - \$1,950.
Recommendation: Completion of this project by October 1, 2007 or the bond will be called at the October, 2007 meeting.

4. **Bellview Cumberland Presb. Church** – Maintenance Bond for Landscaping - \$5,580.
Recommendation: Extend the current amount for a period of seven (7) months.
5. **Blackhawk, Section 2** – Maintenance Bond for Water (Milcrofton) - \$4,000.
Recommendation: Release the bond.
6. **Blackhawk, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend the current amount for a period of six (6) months.
7. **Brandon Park Downs, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$151,000.
Recommendation: Release the bond.
8. **Chapelwood, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$32,000.
Recommendation: Extend the current amount for a period of six (6) months.
9. **Durham Manor** – Performance Bond for Water (HB & TS) - \$297,000.
Recommendation: Convert to maintenance in the amount of \$44,550 for a period of one (1) year.
10. **Durham Manor** – Performance Bond for Landscaping - \$6,200.
Recommendation: Extend the current amount for a period of six (6) months.
11. **Durham Manor** – Performance Bond for Roads, Drainage and Erosion Control - \$586,000.
Recommendation: Convert to maintenance in the amount of \$210,000 for a period of one (1) year.
12. **Grace Chapel Church** – Performance Bond for Landscaping - \$100,000.
Recommendation: Convert to maintenance in the amount of \$60,000 for a period of seven (7) months.
13. **Hardwood Estates** – Performance Bond for Water (HB & TS) - \$59,650.
Recommendation: Convert to maintenance in the amount of \$8,954 for a period of one (1) year.
14. **Keystone, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Release the bond.
15. **Legends Ridge, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend the current amount for a period of six (6) months.
16. **Legends Ridge, Section 7** - Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Extend the current amount for a period of six (6) months.
17. **River Landing, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend the current amount for a period of three (3) months.

18. **River Landing, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control -\$60,000
Recommendation: Release the bond.
19. **River Landing, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$85,000.
Recommendation: Release the bond.
20. **River Landing, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$30,000.
Recommendation: Release the bond.
21. **River Landing, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend the current amount for a period of three (3) months.
22. **River Landing, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$33,000.
Recommendation: Extend the current amount for a period of six (6) months.
23. **River Landing, Section 8** – Performance Bond for Roads, Drainage and Erosion Control - \$105,000.
Recommendation: Convert to maintenance in the amount of \$105,000 for a period of one (1) year.
24. **River Landing, Section 9** – Maintenance Bond for Roads, Drainage and Erosion Control - \$81,000.
Recommendation: Extend the current amount for a period of three (3) months.
25. **Saddle Springs Equestrian Center** – Performance Bond for Landscaping - \$20,000.
Recommendation: Convert to maintenance in the amount of \$6,000 for a period of seven (7) months.
26. **Saddle Springs, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend the current amount for a period of six (6) months.
27. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.
Recommendation: Extend the current amount for a period of six (6) months.
28. **Saddle Springs, Phase 2A, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend the current amount for a period of six (6) months.
29. **Saddle Springs, Phase 2A, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Extend the current amount for a period of six (6) months.
30. **Saddle Springs, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.
Recommendation: Extend the current amount for a period of seven (7) months.

31. **Saddle Springs, Phase 2A, Section 5** – Performance Bond for Sewer Collection System - \$74,000.
Recommendation: Extend the current amount for a period of one (1) year.
32. **Saddle Springs, Phase 2A, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$140,000.
Recommendation: Extend the current amount for a period of six (6) months.
33. **Saddle Springs, Phase 2A, Section 6** – Performance Bond for Sewer Collection System - \$33,000.
Recommendation: Extend the current amount for a period of one (1) year.
34. **Stockett Creek, Section 1** – Performance Bond for Landscaping - \$82,000.
Recommendation: Extend the current amount for a period of seven (7) months.
35. **Two Rivers** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend the current amount for a period of six (6) months.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Cain seconded the motion, which passed with Commissioner Givens abstaining due to conflict of interest.

PUBLIC HEARINGS:

ITEM 36

SITE PLAN AND CONDITIONAL USE REVIEW FOR HILLSBORO CHOCOLATE COMPANY, (COMMERCIAL RETAIL), ON .38 ACRES LOCATED AT 1210 OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (5-2007-045).

Ms. Olsen reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. All signage be approved per Ordinance requirements;
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance and the approved site plan; and
3. Approval of driveway access from Tennessee Department of Transportation allowing access to Old Hillsboro Road.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

Commissioner Medaugh inquired as to whether this property was already zoned commercial.

Ms. Olsen stated staff records indicate that this building had been vacant for a while and is classified as residential. She also stated there are commercial as well as residential uses in this area.

Mr. Horne stated that in the Suburban Zoning District this type of commercial use requires Planning Commission approval as a conditional use.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 37

SITE PLAN AND CONDITIONAL USE REVIEW FOR SCHULTZ HEATING & AIR, (RESIDENTIAL BUSINESS), ON 7.60 ACRES LOCATED AT 6442 PEYTONSVILLE-ARNO ROAD IN THE 3RD VOTING DISTRICT 5-2007-042).

This item was withdrawn.

ITEM 38

SITE PLAN AND CONDITIONAL USE REVIEW FOR SOKOL LLC, (RESIDENTIAL BUSINESS), ON 5 ACRES LOCATED AT 4304 GOSEY HILL ROAD IN THE 3RD VOTING DISTRICT (5-2007-043).

Ms. Olsen reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. All signage be approved per Ordinance requirements;
2. Construction of an interior wall to act as a partition between work and personal space; and
3. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, and the limits listed by the applicant's Letter of Intent (Attachment 38-2).

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

ITEM 39

SITE PLAN AND CONDITIONAL USE REVIEW FOR GREYSTONE MANOR, (PRCD), CONTAINING 34 LOTS ON 46.44 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 4TH VOTING DISTRICT (1-2007-205).

This item was withdrawn.

NON-RESIDENTIAL SITE PLANS:

ITEM 40

**NON-RESIDENTIAL SITE PLAN REVIEW FOR DEER RUN RETREAT,
CONTAINING 75.96 ACRES LOCATED OFF PERKINS ROAD IN THE 2ND
VOTING DISTRICT (5-2007-030).**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Site Plan with the stipulation that a Final Site Plan that satisfies the following additional stipulations be submitted within 90 days:

1. The additional property needed to accommodate the required wastewater disposal areas must be transferred and incorporated into the site;
2. Construction plans for the wastewater treatment and disposal system must be approved by TDEC and the system must be constructed in accordance with the approved plans;
3. Building permits for all existing buildings must be obtained; and
4. No permits for new buildings may be issued until the Final Site Plan has been approved.

Chairman Lackey asked for any comments.

County Commissioner Betsy Hester, 2nd District, 112 Valley Ridge Road, stated she agreed with staffs comments and is in favor of this Rural Retreat use with the stipulations recommended by staff.

Commissioner Pratt inquired as to whether the buildings that have been built without permits have been addressed.

Mr. Andrews stated that permits for any existing building will have to be obtained from the Building Codes Department.

Chairman Lackey asked if staff knew the status of the building permits and fees owed.

Mr. Horne stated the applicant has met with Mark McMillan, Building Codes Director, to find out what is required to permit these existing structures but until the Preliminary and Final Site Plan is approved no building permits can be issued.

Commissioner Walton asked if the applicant needs a Certificate of Occupancy before the applicant can operate the business.

Mr. Horne stated the retreat is already in use and staff and the applicant have been working trying to get this site plan approved. The primary problem has been the wastewater issues and staff believes this is finally being resolved.

Commissioner Walton then asked if the applicant just has to submit a Final Site Plan within 90 days.

Mr. Horne stated the applicant will have to construct the wastewater treatment facility and have the Final Site Plan before the Planning Commission within the 90 days.

Commissioner Pratt inquired as to how many buildings have been built without permits.

Mr. Matteson stated he believed there were 6 to 8 buildings constructed.

Commissioner Pratt then asked the total square footage of these buildings.

Mr. Tom King, of Clifton & King, representing the applicant, stated these structures were pavilions and similar structures that have been constructed. There is a Recreation Building and next to it are a Meeting Room / Dining Hall and that this is the main structure that has been built that he is aware of.

Commissioner Pratt then asked if these were heated and cooled buildings.

Mr. King stated the Meeting Room / Dining Hall was heated and cooled.

Commissioner Givens stated she had been to this site and there were tent like structures on the site and she asked if were they are still there.

Mr. King stated that they had been replaced with seven rustic tents that are permanent structures. He also stated that the legend on the site plan shows which buildings are in existence and which are proposed and the schedule of the proposed buildings. There is also a chart on the plan that gives the total square footages of each building.

Commissioner Crohan inquired about the septic system and drip fields and if there are houses next to this area.

Mr. King stated this was all vacant land and the closest neighbor was contributing the land to the development for this use.

Commissioner Crohan asked if there was no other place this system could be located.

Mr. King stated that due to the slopes and soils this is the best location for the system.

There being other no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 41

NON-RESIDENTIAL SITE PLAN REVIEW FOR LOCUST RIDGE BAPTIST CHURCH, ON 10 ACRES LOCATED AT 4991 MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2007-016).

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. Execution of an Affidavit of Compliance requiring certification by a licensed engineer that construction has occurred per the approved plan;
2. Approval of a driveway access permit from the Tennessee Department of Transportation allowing access to Murfreesboro Road (State Route 96); and
3. Posting of a landscaping bond in the amount of \$46,200.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 42

NON-RESIDENTIAL SITE PLAN REVIEW FOR SPRING MEADOWS CHURCH OF CHRIST, ON 33.95 ACRES LOCATED AT 2985 SPRING HILL-DUPLEX ROAD IN THE 3RD VOTING DISTRICT (5-2007-040).

Ms. Olsen reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. Posting of a landscaping bond in the amount of \$155,350;
2. Execution of an operation and maintenance plan and agreement for storm water infrastructure;
3. Recording of a storm water maintenance agreement;
4. Approval of construction plans for the storage tank and pump prior to issuance of a Land Disturbance Permit;
5. Approval of a driveway access permit from the Tennessee Department of Transportation allowing access to Duplex Road;
6. Access to public water must be obtained prior to issuance of a Certificate of Occupancy; and
7. Execution of an Affidavit of Compliance ensuring the following:
 - a) Certification by a licensed engineer that construction has occurred per the approved plan; and
 - b) That any proposed signage be approved by the Codes Compliance Department.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote

SKETCH PLANS:

ITEM 43

SKETCH PLAN REVIEW FOR BARBARO PARK, CONTAINING 8 LOTS ON 15.13 ACRES LOCATED OFF ASBERRY COURT IN THE 8TH VOTING DISTRICT (1-2007-108)

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 44

PRELIMINARY PLAT REVIEW FOR CARTWRIGHT CLOSE, CONTAINING 22 LOTS ON 143 ACRES LOCATED OFF HIDDEN VALLEY RD IN THE 8TH VOTING DISTRICT (1-2007-310).

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request along with the following variances:

1. Maximum Road grade of 13.99 %;
2. 25 Mile Per Hour design speed on Grove Court and Cartwright Close Drive; and

3. A maximum cul-de-sac length of 2,510 feet.

In conjunction with consideration of the Final Plat, the following items must be addressed:

1. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded prior to the recording of the final plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Mallory Valley Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
6. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinates System prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

Commissioner Medaugh asked about the length of roadway for which the slope variance of 13.99% would be needed.

Ms. Jennifer Greer, with Barge Waggoner, representing the applicant, stated it was approximately 1,000 feet out of 2,510 feet.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote

ITEM 45

PRELIMINARY PLAT REVIEW FOR CHARDONNAY, PHASE 1, (PRCD), CONTAINING 78 LOTS ON 97.71 ACRES LOCATED OFF WILSON PIKE IN THE 4TH VOTING DISTRICT (1-2007-314).

Mr. Matteson reviewed the background (see Staff report) stating the applicant has requested deferral until the September, 2007 meeting and Staff concurs with that request.

Chairman Lackey asked for any comments.

There being no other comments, Commissioner Pratt made a motion to defer this item until the September, 2007 meeting. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 46

PRELIMINARY PLAT REVIEW FOR IVAN CREEK, CONTAINING 60 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2007-315).

Mr. Holmes reviewed the background (see Staff report) recommending approval with the variance for the maximum cul-de-sac length of 2,450 feet.

In conjunction with consideration of the Final Plat, the following items must be addressed:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
7. Dedication of right-of-way 30 feet off centerline of Peytonsville Road; and
8. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Lane made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed with Commissioner Crohan voting "No".

ITEM 47

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 3, CONTAINING 48 LOTS ON 27.92 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2007-313).

This item was withdrawn.

FINAL PLATS:

ITEM 48

FINAL PLAT REVIEW FOR ENCLAVE HOLLOW, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 72.02 ACRES LOCATED OFF WADDELL HOLLOW ROAD IN THE 2ND VOTING DISTRICT (1-2007-418).

This item was withdrawn.

ITEM 49

FINAL PLAT REVIEW FOR VALE CREEK, CONTAINING 28 LOTS ON 52.01 ACRES LOCATED OFF BETHESDA ROAD IN THE 3RD VOTING DISTRICT (1-2007-419).

Ms. Haines reviewed the background (see Staff report) recommending approval of this request subject to granting of the design speed variance with the following stipulations;

1. Posting of a performance bond for roads, drainage, and erosion control in the amount of \$400,000;
2. Posting of a performance bond in the amount of \$178,000 in favor of the HB & TS Utility District for water improvements;
3. Posting of a performance bond in the amount of \$78,500 for landscaping;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Final approval of septic systems for each lot via the Department of Sewage Disposal Management;
6. Recording of the approved HOA (Home Owners Association) documents prior to signature and recording of the plat; and
7. Provide 2 copies of the approved final plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Lane made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed with Commissioner Crohan voting "No".

OTHER BUSINESS:

Chairman Lackey brought to the Planning Commission's attention that the Auditorium will be under construction in December. He indicated that options need to be addressed as to whether to amend the Bylaws so the meeting can be canceled for December or have the meeting somewhere else.

Commissioner Walton stated he felt that last year when the meeting was held at the City of Franklin worked well.

Mr. Horne stated that moving the meeting to the City of Franklin was problematic in that it was difficult to move all of the equipment and that the City of Franklin's auditorium is set up for their needs and does not meet ours. If the Planning Commission chooses to amend the Bylaws to cancel the meeting, staff has enough lead time to do all the bonds that would be due in December at the November, 2007 meeting.

Commissioner Pratt inquired what would be involved in amending the Bylaws.

Mrs. Earwood stated she would simply have to draft an amendment to bring to the Planning Commission at the September, 2007 meeting.

Mr. Horne stated that if the amendment is approved, staff will direct the applicants in what to do to get their submittals in for either the November, 2007 or January, 2008 meeting.

Commissioner Lane made a motion to direct counsel to prepare an amendment to the Bylaws permitting cancellation of a meeting at the vote of the

Planning Commission. Commissioner Cain seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 13, 2007.**

_____ CHAIRMAN JOHN LACKEY